

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT
REPORT

ITEM # 2

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September 2, 2004

FROM: RDMD/Current Planning Services Division

SUBJECT: Public Hearing for Planning Application PA04-0056 for Use Permit

PROPOSAL: Use Permit request amending previous Conditional (Use) Permits to expand existing church structures, uses and operations, adding to church offices, meeting areas and restrooms, and adding a detached garage and small (500 sq. ft.) book-store and coffee shop. Proposal includes recognition of additional earthen overflow parking lot as meeting the purpose and intent of the Off-street parking regulations for a “commercial” parking lot.

LOCATION: In the Silverado Canyon area at 8002 Silverado Canyon Road, 3rd Supervisorial District.

APPLICANT: Calvary Chapel of the Canyons, property owner

SYNOPSIS: Current Planning Division recommends Zoning Administrator approval subject to findings and conditions.

STAFF PLANNER/CONTACT: J. Alfred Swaneck, Project Manager
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BACKGROUND:

The proposed project (church expansion) is classified as a principal use and is permitted subject to approval of a Use Permit within the A1 “General Agriculture” District zoning.

SITE ZONING AND SURROUNDING LAND USE:

The existing church site is located on 5 acres off Silverado Canyon Road. To the west is a Federal Forestry Service site leased to the County as a Fire Station. To the east are single-family homes on large rural lots and an unpermitted contractor’s storage yard. To the south is what is called the “Irvine Mesa”, a flat area elevated nearly 100 feet above the canyon bottom. It is owned by the “Kane Ranch Land & Cattle Company”, a holder of many hundreds of acres of property in Orange County, which has made no plans to utilize their property publicly known. To the northeast on the other side of Silverado Canyon Road is a private stable. To the northwest is acreage once part of a sand & gravel site. Southern California Edison high-tension power lines transect the church site, although passing over no structures.

CEQA COMPLIANCE:

The proposed project was found to be addressed in terms of environmental documentation by Negative Declaration PA040056. Mitigation measures (transposed into recommended conditions of approval) were adopted for grading and drainage, water quality, construction noise, and interior noise attenuation. Prior to project approval, the decision-maker must make a finding to this effect (recommended in Attachment A) for the proposed project.

PUBLIC NOTICES, DISTRIBUTION FOR REVIEW, AND COMMENTS RECEIVED:

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were previously distributed for review and comment to both County divisions and outside parties who have requested notification on such matters. Technical comments received have been incorporated into this staff report's discussion. No comments in opposition arising from posting or mailing of the public notice have been received to date.

REVIEW AND ANALYSIS:

The existing church was developed and added onto over a period of many years beginning in 1960. Conditional (Use) Permits 928, 1015, and 1123 were granted over the years. The proposal involves a complicated mix of remodeling the existing floor space of the church, adding floor space, and adding a detached garage to architecturally match the existing 2-car garage elsewhere on the site. All development standards of the A1 District are met. The key consideration was that no new floor space was to be added within the 100 year-frequency floodplain which crosses this property, involves much of its parking, and nearly touches the front tip of the church itself. Due to the remodeling, it is hard to calculate, for example, how large the proposed Christian bookstore and café would be, since it would be located within an entrance foyer. Staff believes perhaps 500 sq. ft. is the true figure for such commercial floor space. A larger area of new offices is proposed, but these are intended entirely for use by church staff and cannot reasonably be viewed as "commercial".

There is more than enough parking for the mix of proposed uses, however they are calculated, with the additional earthen lot to the east. Given that this area is not needed on a daily basis, staff recommends the current situation be viewed as generally consistent with the County's off-street parking regulations. Condition 21 is recommended to address sight distance for the back-up area for the new detached garage.

RECOMMENDATION

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff presentation and public testimony as appropriate; and
- b. Approve Application PA 04-0056 subject to the attached Findings and Conditions of Approval.

Respectfully submitted,

Jim Swanek, Staff Planner
CPSD/Site Planning Section

APPEAL PROCEDURE

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision, upon submittal of required documents and a fee of \$760.00, filed at the Development Processing Center, 300 N. Flower, Santa Ana.

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval

Exhibits: (Zoning Administrator package only)

- 1. Applicant's Letter of Explanation and Site Photos
- 2. Site Plans